

Minutes of the regular meeting of the Planning Commission of the Town of Apple Valley, Washington County, Utah that was held on the 11th day of February, 2016 at 6:00 pm at the Smithsonian Fire Department Building, 1777 N. Meadowlark Drive, Apple Valley, Utah 84737.

1. The meeting was called to order at 6:06 pm.
2. The Pledge of Allegiance was led by Cynthia Browning.
3. Roll Call: Lee Fralish, Janet Prentice, and Cynthia Browning were present. Dale Kingsley arrived late. Jack Davis was excused. Gary Kuhlmann, legal counsel, was present. Town Clerk, Nathan Bronemann was present taking minutes.
4. Declarations of conflict of interests

None stated.
5. Discussion and possible action on Minor Subdivision of AV-1377-G-1
6. Discussion and possible action on amending the Town's general plan with regard to AV-1377-G-1
7. Discussion and possible action on zone change for newly created parcels of AV-1377-G-1

Cynthia Browning explained what the applicants were requesting.

Dale Kingsley arrived at 6:09 pm.

Lee Fralish said he had concerns with residential coming through the area if they were to allow the zone to be changed to commercial.

Cynthia Browning said that could be included as a stipulation included in the delay agreement when the Town Council takes action. She said the delay agreement would also include putting in the required road improvements. She said the Town Council would come up with an appropriate timeline.

Frank Lindhardt said he was one of the residents that lived in the area. He said the area was called Sunshine Acres. He said the Bubbling Well Ln. was the only existing legal entrance to the area. He said there was an ugly steel building at that entrance. He said that if the applicants were granted a C-3 zoning, they could put in an additional steel building. He said he would like to see an attractive entrance to the residential area that did not involve going through a commercial area. He suggested that a road be created by extending 1700 E. through to connect to 1800 E. He said he had discussed this proposal with the applicant as well as the other land owner who's property the road would have to pass through. He said the Bubbling Well Ln.. highway access had poor visibility and that would be much better at 1700 E. He recommended that the approval be contingent on the creation of the new roadway.

Lee Fralish asked how much stabilization would need to be done near the wash to put the new road in.

Frank Lindhardt said the Town would have to put in some rip rap in the wash to avoid further erosion.

Aaron Allred said when they first purchased the land they were planning a home and a small shop. He said they found out they wouldn't be able to have the shop on the residential lot. He said they would be building a brand new steel building and not like what is currently across the street. He said they are up against a timeline to keep their business running. He said they were very anxious to get a building permit and get their business running. He expressed concerns with delaying the overall approval if adding the road would slow things down.

The board discussed having the plat redrawn to reflect having the road continue through so an approval would be more clear.

Aaron Allred asked if UDOT would allow the currently existing private drive to be converted to a public thoroughfare.

Gary Kuhlmann said he was unsure.

Motion made by Cynthia Browning to schedule a public hearing for the general plan amendment and the zone changes for February 25, 2016 at 6:00 pm. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes. Motion passed 4/0.

8. Consider approval of minutes:

a. December 10, 2015 Meeting Minutes

Motion made by Lee Fralish to approve the December 10, 2015 meeting minutes. Janet Prentice seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes. Motion passed 4/0.

9. Adjournment

Motion made by Dale Kingsley to adjourn the meeting. Lee Fralish seconded the motion. Vote: Lee Fralish-yes, Janet Prentice-yes, Cynthia Browning-yes, Dale Kingsley-yes. Motion passed 4/0.

Meeting adjourned at 6:47 pm.

Date approved: _____

ATTEST BY: _____
Nathan Bronemann

Jack Davis